

BOARD OF ZONING APPEALS (51)

GOAL-BASED GOVERNANCE PLAN MISSION, GOALS AND BUDGET SUMMARY

AGENCY MISSION:

As a quasi-judicial body, the Board's mission is to hear and rule on appeals for relief or relaxation of the provisions and requirements of the zoning ordinance from any person, firm, partnership or corporation, or by any officer, department, commission, board, or bureau of the City aggrieved by a decision of an enforcing officer or any decision made by the Planning and Development Department where rigid enforcement could cause the appellant undue hardship or jeopardize equity prior to the effectiveness date of the zoning ordinance or prevent proper utilization of property.

AGENCY GOALS:

1. Make all zoning decisions necessary to assure that City of Detroit land use is congruent with the spirit and intent of the Ordinance.
2. Make just decisions as they affect the applicant, the people in the immediate vicinity of the property in question and the general public.
3. Respond to City Council and administration referrals.
4. Develop recommendations for amendments to the Zoning Ordinance where appropriate and necessary.
5. Enhance the quality of services to customers, both citizens and businesses, through improved land use and planning technology.

<u>2001-02 Requested</u>		<u>2000-01 Budget</u>	<u>2001-02 Recommended</u>	<u>Increase (Decrease)</u>
\$ 961,402	City Appropriations	\$ 1,040,563	\$ 957,395	\$ (83,168)
\$ 961,402	Total Appropriations	\$ 1,040,563	\$ 957,395	\$ (83,168)
\$ 110,000	City Revenues	\$ 100,000	\$ 112,000	\$ 12,000
\$ 110,000	Total Revenues	\$ 100,000	\$ 112,000	\$ 12,000
\$ 851,402	NET TAX COST:	\$ 940,563	<u>\$ 845,395</u>	\$ (95,168)

AGENCY EMPLOYEE STATISTICS:

<u>2001-02 Requested</u>		<u>2000-01 Budget</u>	<u>4-1-01 Actual</u>	<u>2001-02 Recommended</u>	<u>Increase (Decrease)</u>
<u>17</u>	City Positions	<u>17</u>	<u>13</u>	<u>17</u>	<u>0</u>
17	Total Positions	17	13	17	0

ACTIVITIES IN THIS AGENCY:

	<u>1999-00 Budget</u>	<u>2000-01 Recommended</u>	<u>Increase (Decrease)</u>
Land Use Controls	\$ 1,040,563	\$957,395	\$ (83,168)

BOARD OF ZONING APPEALS (51)

GBG LAND USE CONTROLS ACTIVITY INFORMATION

ACTIVITY DESCRIPTION: LAND USE CONTROLS

The Board of Zoning Appeals hears and reviews any order, requirement, decision or determination made by any administrative official charged with the enforcement of the City of Detroit Zoning Ordinance; after conducting investigations and public hearings to determine whether variances, exceptions or modifications of approved regulated uses of land will be in the best interest of the public and that the spirit and intent of the zoning ordinance is upheld.

GOALS AND OBJECTIVES:

1. Make all zoning decisions necessary to assure that City of Detroit land use is congruent with the spirit and intent of the Ordinance.
2. Make just decisions as they affect the applicant, the people in the immediate vicinity of the property in question, and the general public.
3. Respond to City Council and administration referrals.
4. Develop recommendations for amendments to the Zoning Ordinance where appropriate and necessary.
5. Enhance the quality of services to customers, both citizens and businesses, through improved land use and planning technology.

MAJOR INITIATIVES:

The Department is working with the City Planning Commission to undertake comprehensive amendments to the City's Zoning Ordinance. We fully expect to develop recommendations by July, 2001.

The Department has streamlined the procedures for processing each appeals case. An appeal, which was formerly heard within sixty (60) days, is now heard before the Board within 30-40 days after submission. The Department has also developed distribution materials regarding the role and functions of the Board for the community and businesses and will begin to meet with organizations to discuss the role of the Board.

The Department's upgraded computer system assists them in achieving the goals of both the Executive and Legislative branches of government. This upgrade will also help the Department reach its goal of providing more efficient and user-friendly environment for its clients, by enhancing the quality of service to both citizens and businesses within the City of Detroit.

PLANNING FOR THE FUTURE:

The Department plan to work with the ITS Department to develop a computer database that will allow the Board of Zoning Appeals to improve the login, tracking and processing of documents relative to each Board Case.

Adoption of the new City Zoning Ordinance is also underway. It will mandate additional responsibilities to the Department.

To improve the level of service, the Department will begin to develop a strategic plan to include both the level of service and staffing over a five (5) year horizon using ongoing performance measurements.

BOARD OF ZONING APPEALS (51)

GBG LAND USE CONTROLS MEASURES AND TARGETS

Goals: Measures	1998-99 Actual	1999-00 Actual	2000-01 Projection	2001-02 Target
Make all zoning decisions necessary to assure that City of Detroit land use is congruent with the spirit and intent of the Ordinance:				
Cases appealed	223	229	240	240
Zoning variance request processing from submission of application	35 days	30 days	30 days	30 days
Circuit Court appeals	15	15	15	20
Referrals response time	10 days	10 days	10 days	10 days
Activity Costs	\$823,121	\$658,636	\$1,040,563	\$957,395

**CITY OF DETROIT
ZONING APPEALS BOARD**

Financial Detail by Appropriation and Organization

Board of Zoning Appeals Ordinance Admi Land Use Controls	2000-01 Redbook		2001-02 Dept Final Request		2001-02 Mayor's Budget Rec	
	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT
<i>APPROPRIATION ORGANIZATION</i>						
00183 - Land Use Controls						
510010 - Board of Zoning Appeals Ordinance A	17	\$1,040,563	17	\$961,404	17	\$957,395
APPROPRIATION TOTAL	17	\$1,040,563	17	\$961,404	17	\$957,395
ACTIVITY TOTAL	17	\$1,040,563	17	\$961,404	17	\$957,395

CITY OF DETROIT
Budget Development for FY 2001 - 2002
Appropriations - Summary Objects

	2000-01 Redbook	2001-02 Dept Final Request	2001-02 Mayor's Budget Rec
AC0551 - Land Use Controls			
<i>A51000 - Board of Zoning Appeals</i>			
SALWAGESL - Salary & Wages	574,485	562,146	554,575
EMPBENESL - Employee Benefi	238,266	234,598	241,701
PROFSVCSL - Professional/Con	45,000	45,000	45,000
OPERSUPSL - Operating Suppli	10,942	10,942	10,942
OPERSVCSL - Operating Servic	93,405	99,718	98,177
CAPEQUPSL - Capital Equipmei	69,398	0	0
OTHEXPSSL - Other Expenses	9,067	9,000	7,000
<i>A51000 - Board of Zoning Appeals</i>	<i>1,040,563</i>	<i>961,404</i>	<i>957,395</i>
AC0551 - Land Use Controls	1,040,563	961,404	957,395
Grand Total	1,040,563	961,404	957,395

CITY OF DETROIT
Budget Development for FY 2001 - 2002
Appropriation Summary - Revenues

	1999-00 Actuals	2000-01 Redbook	2001-02 Dept Final Request	2001-02 Mayor's Budget Rec	Variance
A51000 - Board of Zoning Appeals					
<i>00183 - Land Use Controls</i>					
448115 - Other Fees	139,326	100,000	110,000	112,000	12,000
<i>00183 - Land Use Controls</i>	139,326	100,000	110,000	112,000	12,000
A51000 - Board of Zoning Appeals	139,326	100,000	110,000	112,000	12,000
Grand Total	139,326	100,000	110,000	112,000	12,000

CITY OF DETROIT
MAYOR'S 2001/2002 RECOMMENDED BUDGET

Board of Zoning Appeals

Appropriation	REDBOOK FY	DEPT REQUEST	MAYORS FY
Organization	2000 2001 FTE	FY 2001 2002 FTE	2001 2002 FTE
Classification			
00183 - Land Use Controls			
510010 - Board of Zoning Appeals Ordinance			
Director - Board of Zoning App	1	1	1
Asst to the Dir-Zoning Appeals	1	1	1
Zoning Inspector Appeal	3	3	3
Executive Secretary III	1	1	1
Senior Typist	1	1	1
Stenographer	3	3	3
Zoning Appeal Board Chairman	1	1	1
Zoning Appeal Board Member	6	6	6
Total Board of Zoning Appeals Ordinance Ad	17	17	17
Total Land Use Controls	17	17	17
Agency Total	17	17	17